Development Management - Delegated Officer Report

Application Number: AWDM/0963/15 Recommendation – Approve

Site: 5 Westout Cottages, Upper Brighton Road, Sompting

Proposal: Two rear dormers and rooflight to front roof slope

Date of site visit: 8 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terrace house within the Sompting Conservation Area. The property forms one of six houses in two pairs of three and none of them have had any roof alterations. A terraced property further to the east at 1 New Gardens, has been altered with 2 rear dormers and a front rooflight.

It is proposed to convert the roofspace into living accommodation with a front rooflight and a two rear dormers. Following negotiations with the applicant, the proposed rear dormer has been amended from a large box dormer to two smaller flat roofed dormers, both 1.4m wide.

Relevant site history

None

Consultations

Sompting Parish Council: Support

Conservation Advisory Group: No comments received

Southern Water: Formal connection to public sewer required

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and the Conservation Area.

Visual amenity

The terrace is unaltered at roof level at present and it has therefore been important to ensure that any proposal is of a suitable scale to prevent a harmful visual impact and to set an acceptable precedent should any other property in the terrace wish to extend in a similar fashion.

Following negotiations, the plans show a small pair of dormers, 1.4m wide and positioned above the first floor windows. They are set down from the ridge and ensure that a large amount of the original roofslope remains visible.

It is considered that the dormers will have an acceptable visual impact. They will not be visible from West Street to the south and will only be glimpsed from the Sompting Bypass to the north. The proposed rooflight (reduced in number from 2 to 1) is a modest addition which will not harm the visual amenities of the area. Consequently, the character and appearance of the Conservation Area will be preserved as a result of this development.

Residential amenity

The proposed dormers will enable views over neighbouring gardens. However, mutual overlooking already exists from first floor windows and it is not considered that any overlooking arising from the development would be sufficiently harmful to warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Dormers to be max 1.4m wide and rooflight to be conservation rooflight
4. Permission relates to approved plans

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 2 September 2015

Authorised by: Gary Peck Date: 2 September 2015